



CALVERT COUNTY BOARD OF APPEALS

PUBLIC HEARING

NOVEMBER 2, 2023

LEGAL NOTICE

The Calvert County Board of Appeals has scheduled the following cases for public hearing on **Thursday, November 2, 2023**. The hearing will begin promptly at 9:00 a.m. at the Board of County Commissioners' Hearing Room, Circuit Courthouse, 2nd Floor, 175 Main Street, Prince Frederick, MD 20678. The public may attend in person, via ZOOM videoconference, or by dialing 888-475-4499 toll-free and entering meeting ID 880 2031 7032. If prompted for a participant ID or password, press #. To attend via Zoom, you must register in advance for this meeting: <https://us02web.zoom.us/join/88020317032>. After registering, you will receive a confirmation email about joining the meeting.

Those who submit written correspondence or verbal testimony shall be considered a party of interest.

For additional information, please contact Board of Appeals staff at 410-535-1600, ext. 2559. Entire case files are available for review by contacting Board of Appeals staff in the Department of Planning & Zoning.

Note: Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures.

** Board of Appeals hearings are held on the first Thursday of each month. In the event of an emergency announcement, such as inclement weather, it may be rescheduled for the second Thursday without further publication.*

Scheduled Cases begin at 9:00 a.m. with a tentative lunch break from 12:00-1:00 p.m.:

Case 23-4169: *Postponed by Applicant prior to October 5, 2023* – Wayne Tabor of Absolute Quality Contractors, on behalf of property owner Guy Lawrence, has applied for a Variance to reduce the front setback from 60' to 10' to construct a 28' x 40' detached garage. The subject property, 13620 Dowell Road, Solomons (Tax Map 44, Parcel 387), is zoned Residential District/Critical Area with a Limited Development Area District Overlay (RD/CA/LDA).

Case 23-4172: Richard and Nicole Simpson have applied for an After-the-Fact Special Exception for a Class III Home Occupation to operate a landscaping business. The subject property, 6118 6th Street, Chesapeake Beach (Tax Map 12B, Block 33, Lots 41-44 of Summer City subdivision), is zoned Residential District (RD).

Case 23-4173: Ricky and Nicole Cooksey have applied for a Variance to reduce the side setback from 10' to 1' 3" to install a 24' x 24' two-story detached garage on a concrete foundation. The subject property, 71 Fairwood Lane, Owings (Tax Map 7, Parcel 580, Lot 2 of Kidwell Estates subdivision), is zoned Residential District (RD).

Case 23-4174: David and Christina Clark have applied for a Variance to reduce the side setback from 10' to 1' to construct a 32' x 32' attached garage. The subject property, 3730 Winding Oak Way, Port Republic (Tax Map 31, Parcel 480, Lot 9 of Willow Oaks subdivision), is zoned Farm and Forest District (FFD).

Administrative Items:

Presentation by Tamara Blake-Wallace, Planning Commission Administrator, regarding the three-step process for submitting permits.

Discussion regarding updates to the Rules of Procedure, including Roberts Rules, applicable fees, and signposting revisions.

Public Comment:

Following the Conclusion of All Cases and any Administrative Items.

The Board of Appeals will accommodate public comment by telephone. Individuals should call in advance.

Toll-Free: 888-475-4499 or 877-853-5257; enter Meeting ID: **880 2031 7032** - Passcode: #.

Speakers will be limited to 2 minutes as individuals or 5 minutes if a designated representative of an organization.